



America's Finest City

THE CITY OF SAN DIEGO



Assessment Engineer's Report

CARMEL VALLEY MAINTENANCE ASSESSMENT DISTRICT

Annual Update for Fiscal Year 2010

under the provisions of the

**San Diego Maintenance Assessment District Ordinance
of the San Diego Municipal Code**

and

**Landscaping & Lighting Act of 1972
of the California Streets & Highways Code**

**Prepared For
City of San Diego, California**

**Prepared By
AECOM
7807 Convoy Court, Suite 200
San Diego, CA 92111
(858) 268-8080**

May 2009

CITY OF SAN DIEGO

Mayor

Jerry Sanders

City Council Members

Sherri Lightner
District 1

Carl DeMaio
District 5

Kevin Faulconer
District 2 (Council President Pro Tem)

Donna Frye
District 6

Todd Gloria
District 3

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District 7

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District 4

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District 8 (Council President)

City Attorney

Jan Goldsmith

Chief Operating Officer

Jay Goldstone

City Clerk

Elizabeth Maland

Independent Budget Analyst

Andrea Tevlin

City Engineer

Afshin Oskoui

Assessment Engineer

AECOM USA, Inc.

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Assessment Engineer's Report

Carmel Valley

Maintenance Assessment District

Preamble

Pursuant to the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscaping and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), in connection with the proceedings for the CARMEL VALLEY MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), AECOM USA, INC., as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by California Streets and Highways Code Section 22565.

FINAL APPROVAL, BY RESOLUTION NO. _____ ,
ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN
DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE
_____ DAY OF _____, 2009.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: Carmel Valley
Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2009	FY 2010 ⁽¹⁾	Maximum ⁽²⁾ Authorized
Total Parcels Assessed:	10,003	10,006	--
Total Estimated Assessment:	\$1,774,950	\$1,831,143	--
Total Number of EBUs:	15,973.27	15,977.26	--
<i>Zone 1</i>	9,134.44	9,134.44	--
<i>Zone 2</i>	944.04	944.04	--
<i>Zone 3</i>	1,231.08	1,231.08	--
<i>Zone 4</i>	1,074.09	1,074.08	--
<i>Zone 5</i>	1,368.18	1,372.18	--
<i>Zone 6</i>	577.97	577.97	--
<i>Zone 7</i>	1,008.27	1,008.27	--
<i>Zone 8</i>	462.60	462.60	--
<i>Zone 9</i>	172.60	172.60	--
Assessment Per EBU:			
<i>Zone 1</i>	\$70.02	\$72.22	\$72.23 ⁽³⁾
<i>Zone 2</i>	\$183.53	\$189.32	\$189.33 ⁽³⁾
<i>Zone 3</i>	\$383.78	\$395.92	\$395.92 ⁽³⁾
<i>Zone 4</i>	\$70.02	\$72.22	\$72.23 ⁽³⁾
<i>Zone 5</i>	\$70.02	\$72.22	\$72.23 ⁽³⁾
<i>Zone 6</i>	\$70.02	\$72.22	\$72.23 ⁽³⁾
<i>Zone 7</i>	\$184.36	\$190.18	\$190.19 ⁽³⁾
<i>Zone 8</i>	\$173.24	\$178.70	\$178.71 ⁽³⁾
<i>Zone 9</i>	\$70.02	\$72.22	\$72.23 ⁽³⁾

⁽¹⁾ FY 2010 is the City's Fiscal Year 2010, which begins July 1, 2009 and ends June 30, 2010. Total Parcels Assessed, Total Estimated Assessment, and Total Number of EBUs may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

⁽²⁾ Maximum authorized annual amounts subject to cost-indexing provisions as set forth in this Assessment Engineer's Report.

⁽³⁾ Prior fiscal year's maximum authorized annual assessment increased by cost-indexing factor of 3.16%.

Proposition 218 Compliance: The District was re-engineered in FY 1999 for compliance with Proposition 218. By a ballot proceeding, majority property owners (80.7% of the weighted vote) approved FY 1999 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost-indexing.

Annual Cost-Indexing: The maximum authorized assessment rate has been increased based on the approved annual cost-indexing provisions.

Bonds: No bonds will be issued in connection with this District

Background

The Carmel Valley Maintenance Assessment District (District) is bounded by Interstate 5 to the west, Carmel Valley Road (Highway 56) to the south, and the community planning area boundaries to the north and east. The Carmel Valley planning area boundary was expanded easterly by an amendment to the Neighborhood 4 Precise Plan adopted July 30, 1996. Annexation of the new area was proposed as part of Fiscal Year 1999 proceedings.

The improvements comprising the District consist of landscaped medians, paved medians, landscaped rights-of-way, landscaped slopes, revegetated native perimeter slopes, mini-parks (enhanced open space/green belts), community parks with various park amenities, gutters, brow ditches, and freeway easements. The purpose of the District is to provide for the maintenance of these improvements.

The maintenance performed on the community parks is for services that exceed the general fund contribution toward community park maintenance. The City makes a general benefit contribution to the community parks at the same level of contribution as other community parks throughout the City. The grounds of the Public Library located in this district are also maintained through the same contract. However, the district is reimbursed for these costs by the City's general fund.

The District was re-engineered in Fiscal Year 1999 for compliance with Proposition 218. By a mail ballot proceeding, property owners approved the re-engineering with 80.7% of weighted votes supporting the proposed assessments.

The Assessment Engineer's Report, preliminarily accepted by Resolution Number R-290069 on May 11, 1998, proposed Fiscal Year 1999 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost-indexing of the maximum authorized assessments.

District Proceedings for Fiscal Year 2010

This District is authorized and administered under the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscaping and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition

218” (being Article XIIIID of the California Constitution), and provisions of the “Proposition 218 Omnibus Implementation Act” (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as “Assessment Law”). This report has been prepared in compliance with Assessment Law.

The purpose of the proposed proceedings and this Assessment Engineer's Report is to update the District budget and assessments for Fiscal Year 2010. The Fiscal Year 2010 assessments proposed within this Assessment Engineer's Report are equal to or less than the maximum authorized assessment. Therefore, the vote requirements of Section 4 of Article XIIIID do not apply to these proceedings.

A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levying of the proposed assessments.

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

The Boundary Map and Assessment Diagram for the Carmel Valley Landscape Maintenance District are on file in the Special Districts Administration Office and the Office of the City Clerk of the City of San Diego and by reference are made a part of this report. A copy of the Boundary Map is included as Exhibit A.

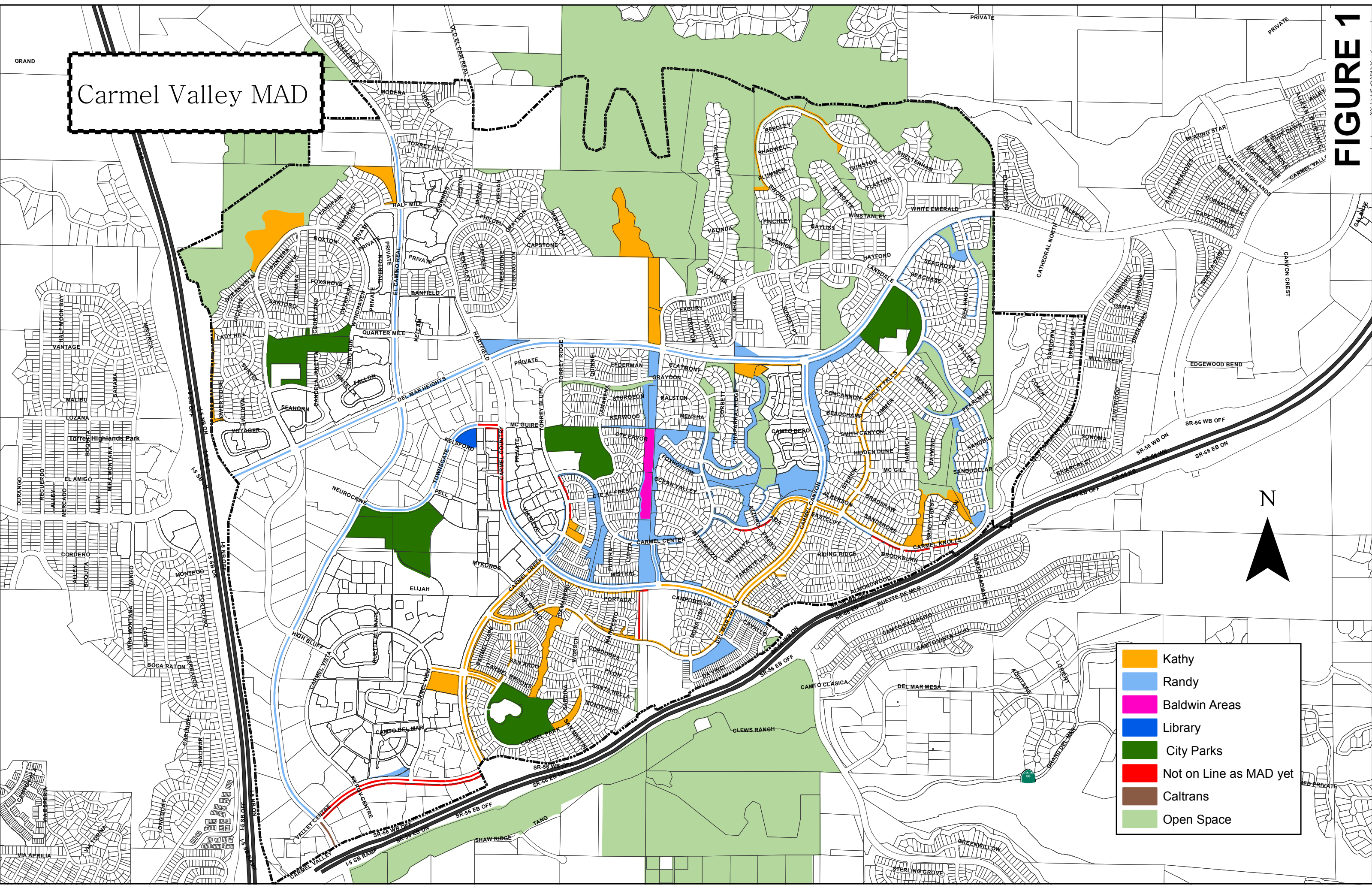
The map details the District boundary, zone boundaries and the location of the improvements maintained by the District. Zone 9 comprises the area added by amendment to the Neighborhood 4 Precise Plan.

Project Description

The project to be funded by the proposed assessments is the maintenance of landscaped medians, paved medians, landscaped rights-of-way, landscaped slopes, re-vegetated native perimeter slopes, natural and enhanced open space, mini-parks, gutters and brow ditches, and freeway easements. The approximate locations of the improvements to be maintained by the District are depicted in Figure 1.

FIGURE 1

Carmel Valley MAD



- Kathy
- Randy
- Baldwin Areas
- Library
- City Parks
- Not on Line as MAD yet
- Caltrans
- Open Space

Maintenance activities include, but are not limited to, turf mowing and edging, irrigation, gutter sweeping, collection and disposal of fallen branches and trees, tree and bush trimming, fertilizing, weeding, irrigation, irrigation system maintenance, and ongoing inspection and repairs. The maintenance contracts issued for this District may cover maintenance activities performed at population-based parks and the community branch library. The City provides funds to the District for park and library grounds maintenance based on the City's average annual cost to maintain park or library grounds. District assessments may be used to fund expenditures above the City's fund transfer to the District. Brush management of City-owned open space in accordance with the Municipal Code §142.0412 is performed by the City's General Fund.

The improvements and services provided by the District will be maintained in accordance with specifications and contracts on file with the Park and Recreation Department. These documents are available for public inspection during normal business hours.

Separation of General and Special Benefits

Consistent with City policy for the public at large, the City will provide the District with annual contributions from the Gas Tax Fund for median maintenance (32.20¢ per square foot of landscaped median and 12.84¢ per square foot of hardscaped median) and from the Environmental Growth Fund for open space maintenance (\$45.13 per acre). The City will also reimburse the District for contractual maintenance performed on fire station grounds (\$8,026 per acre). These cost allocations, reviewed and adjusted annually by the City, are considered to be "general benefits" administered by the District. All other maintenance, operations, and administration costs associated with the District, which exceed the City's contribution to the public at large, are accordingly considered to be "special benefits" funded by the District.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2010 annual expenses, revenues, reserves, and assessments (provided by the City) are included as Exhibit B hereto.

Annual Cost-Indexing

With the passage of Proposition 218, any proposed increase in assessments must be placed for approval before the property owners by a mail ballot and a public hearing process, similar to these proceedings. A majority of ballots received must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an engineer's report, balloting, and the public hearing process can potentially exceed the total cost of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to the San Diego Consumer Price Index for Urban Consumers (SDCPI-U), or its future equivalent, will allow for minor increases for normal maintenance and operating cost escalation without incurring the costs of the Proposition 218 ballot proceedings. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require the Proposition 218 proceedings and property owner approval.

The maximum authorized assessment established in the Fiscal Year 1999 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. The maximum authorized assessment rates contained within this Assessment Engineer's Report have been indexed in accordance with these cost-indexing provisions.

Method of Apportionment

Estimated Benefit of Improvements

The Transportation Element of the City's General Plan and the general policy recommendations found in the Carmel Valley Community Plan establish several goals for the community's transportation system. The improvements being maintained by this District are consistent with the plan's goals for safety and pleasing aesthetics.

The major and arterial streets within the District are the backbone of the street network within the community. They serve as the primary access routes for inter-community and intra-community trips and thus serve all parcels within the community. All parcels within the District benefit from the enhancement of these streets and the enhanced

community image provided by the improvements being maintained by the District. All parcels have been assessed for the maintenance of improvements on the major and arterial streets. The assessment costs associated with these improvements (common to all parcels) are termed “overlay” costs.

The collector/neighborhood streets within the District serve as the primary access routes to and from the major and arterial streets for parcels within a neighborhood, and thus serve the parcels within a given neighborhood community. Only those parcels served by such collector/neighborhood streets, open space and public landscape maintenance easement areas benefit from their enhancement.

Consistent with this concept, the District has been sub-divided into nine (9) neighborhood zones as shown in Exhibit A. Parcels within each zone have been assessed for the maintenance of the improvements on the collector/neighborhood streets, open space and public landscape maintenance easement areas serving their respective neighborhood zone. The assessment costs associated with these improvements are termed “zone” costs.

Zones 1, 4, 5, 6, and 9 currently maintain the collector/neighborhood streets, open space and public landscape maintenance easement areas serving their respective neighborhood through a homeowners association or by other means. Therefore, “zone” costs for their neighborhood zones are zero (i.e., the zones have been assessed for “overlay” costs only).

Apportionment Methodology

The total assessment for a given parcel is equal to the parcel’s total EBUs multiplied by the Unit Assessment Rate (unique to the zone in which parcel is situated) as shown in the following equation:

$$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Assessment Rate}$$

Equivalent Benefit Units (EBUs)

EBUs for each parcel have been determined as a function of two factors, a Land Use Factor and a Benefit Factor, related as shown in the following equation:

$$\text{EBUs} = (\text{Acres or Units}) \times \text{Land Use Factor} \times \text{Benefit Factor}$$

Each of these factors is discussed below.

Land Use Factor

Since the improvements to be maintained by the District are primarily associated with the Transportation Element of the General and Community Plans, trip generation rates for various land use categories (as previously established by the City's Transportation Planning Section) have been used as the primary basis for the development of Land Use Factors. While these trip generation rates strictly address only vehicular trips, they are also considered to approximately reflect relative trip generation for other modes of transportation (e.g., pedestrian trips, bicycle trips, etc.), and are considered the best available information for these other transportation modes.

The special benefits of landscape improvements maintained by the District are linked to trip generation primarily by the public safety and aesthetic enhancement enjoyed by travelers through the community. Trip generation rates provide the required nexus and basis for assigning ratios of maximum potential benefit to the various land use/zoning classifications as defined by the City's Municipal Code.

Land use/zoning classifications have been grouped with averaged trip generation rates assigned to establish the Land Use Factors as shown in Table 1.

TABLE 1: Land Use Factors

Land Use/Zoning	Code	Land Use Factor
Residential – Single Family (detached)	SFD	1.0 per dwelling unit
Residential – Condominium	CND	0.7 per dwelling unit
Residential – Multi-Family & Apartment	MFR	0.7 per dwelling unit
Residential – Duplex	DUP	0.7 per dwelling unit
Residential – Convalescent & Retirement	CNV	0.3 per dwelling unit
Agricultural	AGR	0.02 per acre
Commercial – Office & Retail	COM	45.0 per acre
Church & House of Worship	CRH	2.8 per acre
Educational – Primary & Secondary	EPS	5.0 per acre
Fire/Police Station	FPS	15.0 per acre
Hotel	HTL	15.0 per acre
Industrial	IND	15.0 per acre
Library	LIB	40.0 per acre
Open Space (designated)	OSP	0.0 per acre
Park – Developed	PKD	5.0 per acre
Park – Undeveloped	PKU	0.5 per acre
Recreational Facility	REC	3.0 per acre
Street/Roadway	STR	0.0 per acre
Undevelopable	UND	0.0 per acre
Utility Facility	UTL	3.0 per acre

Designated Open Space serves primarily to preserve natural landscape and habitat. While access for study and passive recreation is sometimes permitted, these activities are usually allowed only to the limited extent consistent with the primary purpose of natural preservation. Since this land is essentially “unused” in the customary terms of land use (which relate to human use, not use by nature), the trip generation rate is zero. Therefore, the designated Open Space receives no benefit from the Transportation Element and has been assigned a Land Use Factor of zero.

While those traveling streets and roadways enjoy the improvements maintained by the District during their travel, the actual benefit of this enjoyment accrues to the lands at the origins and destinations of their trips, not to the lands of the streets and roadways, themselves. Accordingly, the Street/Roadway category receives no benefit and has been assigned a Land Use Factor of zero.

The Utility Facility category applies to utility infrastructure facilities, such as water tanks, pump stations, electric power transformer stations, etc. Utility company administrative offices are not included in this category.

Benefit Factor

The Land Use Factor described above reflects the relative intensity of use (or potential use) of the various parcels of land to be assessed. It does not address the relationship of this use to the specific improvements to be maintained by the District. This relationship is reflected in the Benefit Factor utilized in the assessment methodology.

In determining the Benefit Factor for each land use category, the subcomponents of the benefits of District improvements considered may include some or all of the following: public safety, view corridors and aesthetics, enhancement of community identity, drainage corridors, and recreational potential. As Benefit Factors and their subcomponents are intended to reflect the particular relationships between specific land uses within a district and the specific improvements maintained by the district, Benefit Factors will generally vary from one district to another, based on the specific character and nature of the applicable land uses and improvements maintained.

The applicable benefit subcomponents and resultant composite Benefit Factors determined for the various land use/zoning categories within this District are as shown in Table 2.

TABLE 2: Benefit Factors by Land Use

Land Use/Zoning	Public Safety (max. 0.3)	Aesthetics (max. 0.7)	Composite Benefit Factor (max. 1.0)
Residential – All	0.3	0.7	1.0
Agricultural	0.3	0.0	0.3
Commercial – Office & Retail	0.3	0.3	0.6
Church & House of Worship	0.3	0.3	0.6
Educational – Primary & Secondary	0.3	0.3	0.6
Fire/Police Station	0.3	0.3	0.6
Hotel	0.3	0.3	0.6
Industrial	0.3	0.3	0.6
Library	0.3	0.3	0.6
Open Space (designated)	0.3	0.0	0.3
Park – Developed	0.3	0.0	0.3
Park – Undeveloped	0.3	0.0	0.3
Recreational Facility	0.3	0.3	0.6
Street/Roadway	0.3	0.0	0.3
Undevelopable	0.3	0.0	0.3
Utility Facility	0.3	0.0	0.3

Public Safety. All land uses are considered to receive the maximum available benefit from the public safety element of District improvements. Public safety is essential to all land uses, and even to lands, such as designated Open Space, held in stewardship with only incidental human use.

Aesthetics. The degree of benefit received from the aesthetic qualities of landscaped and hardscaped roadway medians, rights-of-way, vegetated slopes, open space, and parks maintained by the District varies among land use categories. Generally, by nature of their use, residential lands receive the greatest benefit from the reduced traffic congestion, reduced noise levels, greater separation from traffic and generally more tranquil environment provided by landscaped and hardscaped roadway medians and rights-of-way. Commercial and institutional uses, on the other hand, often thrive on higher densities, greater traffic access, and a higher level of activity in the vicinity of their enterprises. These uses, accordingly, receive a lesser degree of benefit from the general insulation and separation provided by the aesthetic elements of District improvements.

Lands in the Open Space, Street/Roadway, and Utility Facility categories are considered to receive no significant benefit from the aesthetic elements of District improvements, as enhanced aesthetic quality of other lands in their vicinity does not affect their function, use, or value. Lands in the Golf Course and Park categories are considered to receive no significant benefit from the aesthetic elements of District improvements, as the aesthetic values of these lands are themselves so high that they are little enhanced by those of other lands in their vicinity.

Unit Assessment Rate

As previously mentioned, all parcels have been assessed for the maintenance of improvements on the major and arterial streets. The assessment costs associated with these improvements (common to all parcels) are termed “overlay” costs. Parcels within each neighborhood zone have been assessed for the maintenance of the improvements on the collector/neighborhood streets, open space, and landscape easements serving their respective neighborhood zone. The assessment costs associated with these improvements are termed “zone” costs.

The total “overlay” costs have been apportioned to each parcel in proportion to the parcel’s estimated EBUs relative to the total of all District EBUs. The total “zone” costs have been apportioned to each parcel in proportion to the parcel’s estimated EBUs relative to the total of all EBUs within the neighborhood zone.

The Unit Assessment Rate (rate per EBU) is equal to the sum of the “overlay” unit rate and the “zone” unit rate as shown in the following equation:

$\text{Unit Assessment Rate} = \text{Overlay Unit Rate} + \text{Zone Unit Rate}$
--

Table 3 summarizes the FY 2010 (from July 1, 2009 to June 30, 2010) and maximum authorized unit assessment rates.

TABLE 3: Unit Assessment Rates

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Fiscal Year 2010 ⁽¹⁾					
Overlay Unit Rate	\$72.22	\$72.22	\$72.22	\$72.22	\$72.22
Zone Unit Rate	\$0.00	\$117.10	\$323.70	\$0.00	\$0.00
Unit Assessment Rate	\$72.22	\$189.32	\$395.92	\$72.22	\$72.22
Maximum Authorized for Subsequent Fiscal Years ⁽³⁾					
Overlay Unit Rate	\$72.23	\$72.23	\$72.23	\$72.23	\$72.23
Zone Unit Rate	\$0.00	\$117.10	\$323.69	\$0.00	\$0.00
Unit Assessment Rate ⁽²⁾	\$72.23	\$189.33	\$395.92	\$72.23	\$72.23

	Zone 6	Zone 7	Zone 8	Zone 9	
Fiscal Year 2010 ⁽¹⁾					
Overlay Unit Rate	\$72.22	\$72.22	\$72.22	\$72.22	
Zone Unit Rate	\$0.00	\$117.96	\$106.48	\$0.00	
Unit Assessment Rate	\$72.22	\$190.18	\$178.70	\$72.22	
Maximum Authorized for Subsequent Fiscal Years ⁽³⁾					
Overlay Unit Rate	\$72.23	\$72.23	\$72.23	\$72.23	
Zone Unit Rate	\$0.00	\$117.96	\$106.48	\$0.00	
Unit Assessment Rate ⁽²⁾	\$72.23	\$190.19	\$178.71	\$72.23	

⁽¹⁾ Fiscal Year 2010 begins July 1, 2009 and ends June 30, 2010.

⁽²⁾ Prior fiscal year's maximum authorized annual assessment increased by cost-indexing factor of 3.16%.

⁽³⁾ Subject to cost-indexing provisions as set forth in this Assessment Engineer's Report.

As described above, the total assessment assigned to each parcel in the District has been calculated, based on the preceding factors, as follows:

$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Assessment Rate}$
--

Based on the above formula, the EBUs, unit assessment rate, and total assessment calculated for each parcel within the District can be found in the Assessment Roll (Exhibit C).

Summary Results

The District Boundary Map is shown in Exhibit A.

An estimate of the maintenance costs associated with District improvements is shown in Exhibit B.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBU's and Fiscal Year 2010 District assessment for each parcel were calculated and are shown in the Assessment Roll (Exhibit C).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2010 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

AECOM USA, INC.

Eugene F. Shank, PE

C 52792

Carolyn R. Crull

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the _____ day of _____, 2009.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

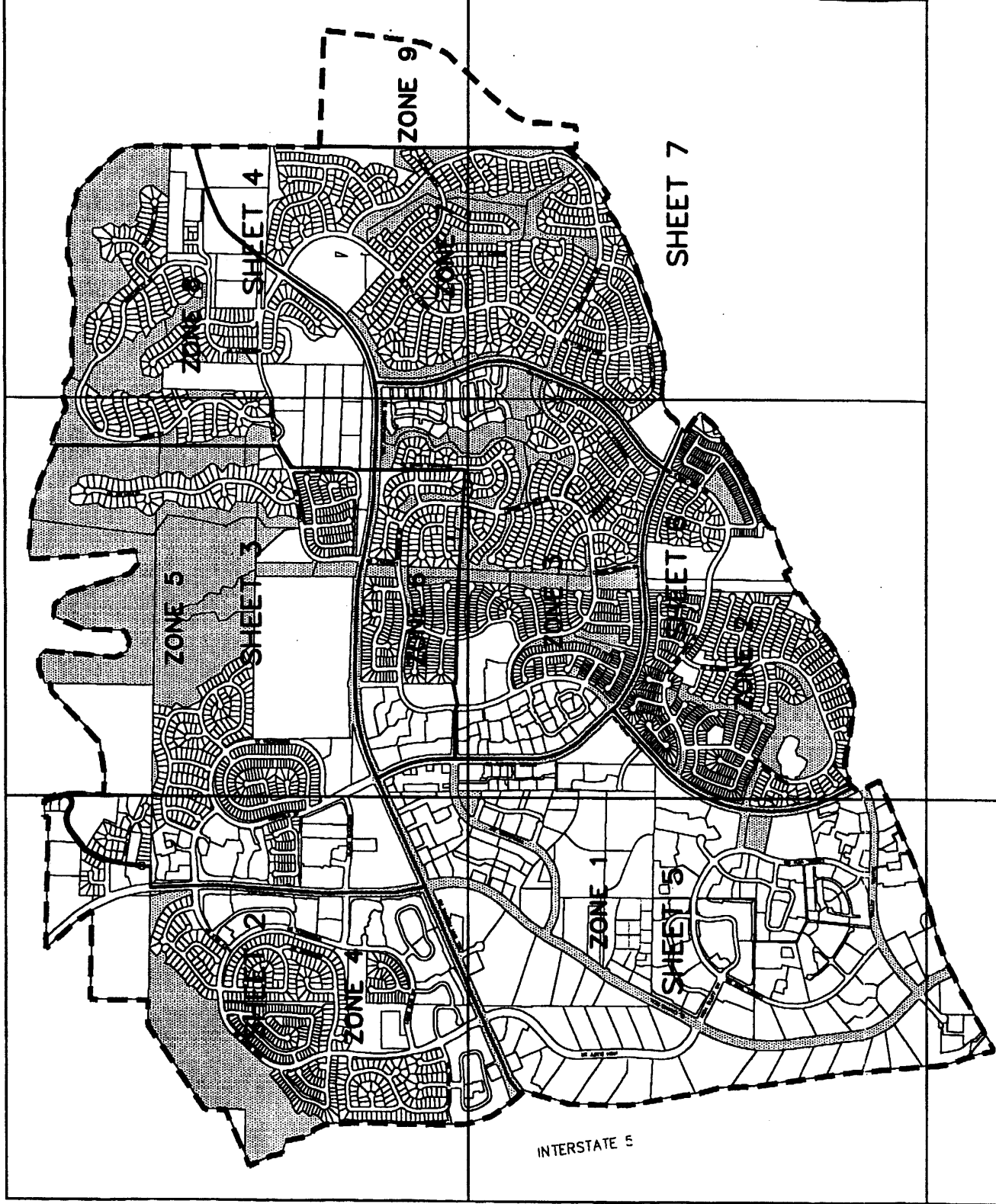
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the _____ day of _____, 2009.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, _____, as CITY ENGINEER of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram was recorded in my office on the _____ day of _____, 2009.

Afshin Oskoui, CITY ENGINEER
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A



SHEET 8



BOUNDARY MAP

FILED IN THE OFFICE OF THE CITY CLERK
OF THE CITY OF SAN DIEGO, STATE OF
CALIFORNIA, THIS ___ DAY OF ___,
1998.

CHARLES G. ABDELNOUR, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

PREPARED BY:
BOVE ENGINEERING CORPORATION
7807 Camino Court, Suite 200, San Diego, CA 92111 (619)284-4000

I HEREBY CERTIFY THAT THE WITHIN MAP
SHOWING PROPOSED BOUNDARIES OF THE
CARMEL VALLEY LANDSCAPE MAINTENANCE
DISTRICT, CITY OF SAN DIEGO, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY
COUNCIL AT A REGULAR MEETING THEREOF,
HELD ON THE ___ DAY OF ___, 1998,
BY ITS RESOLUTION NO. _____.

CHARLES G. ABDELNOUR, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY
COUNCIL OF THE CITY OF SAN DIEGO ON
THE LOTS, PIECES, AND PARCELS OF LAND
SHOWN ON THIS ASSESSMENT DIAGRAM.
SAID ASSESSMENT WAS LEVIED ON THE
DAY OF ___, 1998. SAID
ASSESSMENT DIAGRAM AND THE ASSESSMENT
ROLL WERE RECORDED IN THE OFFICE OF THE
SUPERINTENDENT OF STREETS OF THE
CITY OF SAN DIEGO, STATE OF CALIFORNIA
ON THE ___ DAY OF ___, 1998.
THE REFERENCE IS MADE TO THE ASSESSMENT
ROLL RECORDED IN THE OFFICE OF THE
SUPERINTENDENT OF STREETS FOR THE
EXACT AMOUNT OF EACH ASSESSMENT
LEVIED AGAINST EACH PARCEL OF LAND
SHOWN ON THIS ASSESSMENT DIAGRAM.

NOTE:
FOR A DETAILED DESCRIPTION OF THE LINES
AND DIMENSIONS OF LOTS OR PARCELS SHOWN
ON THIS MAP, REFER TO THE COUNTY ASSESSOR'S
MAPS WHICH SHALL GOVERN WITH RESPECT TO
ALL DETAILS CONCERNING THE LINES AND
DIMENSIONS OF SUCH LOTS OR PARCELS.

LEGEND:

- DISTRICT BOUNDARY
- ZONE BOUNDARY
- DISTRICT IMPROVEMENTS
- PARCEL LINE



CITY OF
SAN DIEGO

CARMEL VALLEY
LANDSCAPE MAINTENANCE DISTRICT

W.O. DATE: REVISIONS:

EXHIBIT B

EXHIBIT B - Estimated Annual Expenses, Revenues & Reserves

Carmel Valley - Fund 70220

	FY 2008 BUDGET	FY 2009 BUDGET	FY 2010 BUDGET
BALANCE FROM PRIOR YEAR	\$ 756,121	\$ 970,568	\$ 998,839
REVENUE			
Assessments	\$ 1,735,894	\$ 1,774,950	\$ 1,831,143
Interest	\$ 13,000	\$ 20,000	\$ 22,000
Environmental Growth Fund	\$ 3,244	\$ 3,250	\$ 3,662
Gas Tax Fund	\$ 115,280	\$ 113,625	\$ 114,319
General Fund	\$ 7,241	\$ 7,767	\$ 8,026
Miscellaneous	\$ 300	\$ 300	\$ 6,200
TOTAL REVENUE	\$ 1,874,959	\$ 1,919,892	\$ 1,985,350
TOTAL BALANCE AND REVENUE	\$ 2,631,080	\$ 2,890,460	\$ 2,984,189
EXPENSE			
CAPITAL IMPROVEMENTS PROGRAM	\$ -	\$ 20,000	\$ 130,000
OPERATING EXPENSE			
Personnel	\$ 168,742	\$ 135,565	\$ 131,950
Contractual	\$ 1,075,785	\$ 1,139,963	\$ 1,228,437
Incidental	\$ 279,634	\$ 241,141	\$ 237,567
Utilities	\$ 477,161	\$ 522,685	\$ 500,514
TOTAL OPERATING EXPENSE	\$ 2,001,322	\$ 2,039,354	\$ 2,098,468
TOTAL EXPENSES	\$ 2,001,322	\$ 2,059,354	\$ 2,228,468
RESERVE			
Contingency Reserve	\$ 629,758	\$ 831,106	\$ 755,721
TOTAL RESERVE	\$ 629,758	\$ 831,106	\$ 755,721
BALANCE	\$ (0)	\$ (0)	\$ 0
TOTAL EXPENSE, RESERVE AND BALANCE	\$ 2,631,080	\$ 2,890,460	\$ 2,984,189

EXHIBIT C

Due to the size of the Assessment Roll (Exhibit C), only limited copies are available. Please contact the City of San Diego, Park & Recreation Department, Open Space Division, Maintenance Assessment Districts Program at (619) 685-1350 to review the Assessment Roll.